

Key: 830

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 769

LEGAL

LAND

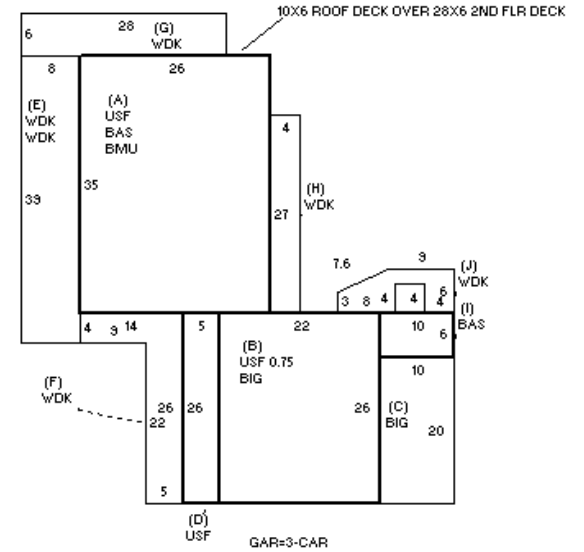
CURRENT OWNER		PARCEL ID		LOCATION	
GREENBERG FRED J & BARBARA J 35 CARTER DR FRAMINGHAM, MA 01701		35-79-0		37 TWINE FIELD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
GREENBERG FRED J & BARBARA		03/31/1995	QS	201,000	9612-297

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
03-184	10/03/2003	90	BP NVC	3,850	05/04/2007	JH	100 100
03-179	09/30/2003	9	DECK	825	02/29/2004	BT	100 100
96-145	10/01/1996	7	GARAGE	40,000	06/01/1997		100 100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	11	1.00	1	522,145	1.00	1	1.00	R06	1.45	404,660
300	A	0.015	11	1.00	1	39,875	1.00	1	1.00	R06	1.45	600

TOTAL	34,413 SF	ZONING	RES	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH TRURO	NO VIEW FROM 1ST FL (NO ACCESS TO 2ND FL) PER 5/07 BP INSP. FY10 NBHD 5 TO 6.	LAND	405,300	352,400			
Inf1	NO ADJ		BUILDING	560,600	475,700			
Inf2	NO ADJ		OTHER	0	0			
		TOTAL		965,900	828,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
6/29/2021	Owner confirmed/added interior data at door (C-19).	LG

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2021	LG
MODEL	1		RESIDENTIAL	LIST	6/29/2021	LG
STYLE	5	1.05	COLONIAL [100%]	REVIEW	11/15/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	812,486
NET AREA	2,439	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	910		71.74	65,283	CONDITION ELEM	CD
\$NLA(RCN)	\$333	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	+	BIG	N	BUILT-IN GARAGE	772		71.96	55,557		
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UP-STRY FIN	1,469	1984	223.47	328,280		
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	WDK	N	ATT WOOD DECK	1,136		44.85	50,949		
				FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BAS AREA	970	1984	302.24	293,170		
				INT. FINISH	1	PLASTER	1.00	WDK	N	ATT WOOD DECK	60		77.74	4,665			
				HEATING/COOLING	5	ELECTRIC	0.95	GFP	O	GAS FIREPLACE	1		8,982.90	8,983			
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		2	1.00														
ROOMS		0	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2.5	1.00														
FIXTURES		8	\$5,600														
UNITS		0	1.00														
EFF.YR/AGE		1984 / 38															
COND		31 31 %															
FUNC		0															
ECON		0															
DEPR		31 % GD 69															
RCNLD		\$560,600															